



# 5 The Avenue, Gainsborough, Lincolnshire. DN21 1EP

- STUNNING DETACHED PERIOD PROPERTY
- MODERN OPEN PLAN KITCHEN DINER
- SPACIOUS RECEPTION ROOMS
- BEAUTIFUL FITTED BATHROOM & EN-SUITE
- THREE DOUBLE BEDROOMS
- PRIVATE CORNER PLOT WITH STUNNING VIEWS
- TWO DRIVES AND DETACHED BRICK BUILT GARAGE





## PROPERTY DESCRIPTION

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**\*\*STUNNING DETACHED PERIOD PROPERTY\*\*\*\*SOUGHT AFTER LOCATION\*\*** Situated within walking distance of the town centre this beautiful period home has been modernized to a high standard throughout whilst still keeping a lot of the original period features throughout. The home would be a perfect forever home for a growing family offering spacious reception rooms, three double bedrooms and a generous private corner plot. The home briefly comprises an entrance porch, entrance hall, lounge, conservatory, open plan kitchen diner, utility room and ground floor toilet. The first floor offers three spacious double bedrooms serviced by an impressive four piece family bathroom. The master has the added benefit of an outstanding tiled en-suite bathroom. Externally the home resides on a private corner plot with a lawned frontage with a variety of shrubs and bushes adding to the privacy. The home has two separate drives to the front and rear providing off road parking for multiple vehicles with the rear drive providing access to the detached brick built garage. The private and enclosed rear garden is mainly lawned with a paved patio entertainment area just off of the conservatory offering stunning views over Gainsborough. The garden also has the added benefit of two useful brick built outbuildings. Viewings are highly recommended to fully appreciate this home!





## ROOM DESCRIPTIONS

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### ENTRANCE PORCH

Enjoys a uPVC double glazed entrance door and side window, a wood door with part leaded stained glass features and stained glass windows either side and above allow access through to;

### MAIN ENTRANCE HALLWAY

Enjoys a leaded stained glass port hole window to the side, stairs rising to the first floor accommodation, solid oak flooring, under stairs storage cupboard and internal doors allowing access to the open plan kitchen diner and lounge.

### LOUNGE

4.25m x 4.24m (13' 11" x 13' 11") Enjoys side uPVC double glazed windows with leaded stain glass features, a limestone fireplace with multi-fuel burner and granite hearth, original coving, decoration to the ceiling and wood glazed french doors allowing access through to;

### SUNROOM

3.72m x 3.87m (12' 2" x 12' 8") Enjoys a low level wall with uPVC double glazed windows surrounding, uPVC double glazed french doors allowing access to the rear gardens paved patio entertainment area.

### OPEN PLAN KITCHEN DINER

Enjoys a front uPVC bay window with decorative leaded stained glass, a side uPVC double glazed window with leaded stained glass features, solid oak wood flooring, fitted modern kitchen comprising base, drawer and wall units, a display unit with complementary work surface, a beautifully tiled splash back, inset five ring gas hob, a circular sink bowl unit and mixer tap, an intergrated double oven and fridge, picture rail, original coving and decoration to the ceiling, original cord bell system and an archway allowing access through to the utility room and rear lobby.

### UTILITY ROOM

3.04m x 1.91m (10' 0" x 6' 3") Enjoys two rear uPVC double glazed windows with decorative stained glass features, fitted base units with complementary work top surface, tiled splash backs, ceramic sink nowl unit and drainer, wall mounted gas central heating boiler, original coving and decorative ceiling.

### REAR LOBBY

Enjoys a side uPVC double glazed entrance door, tiled flooring and doors allowing access through to;

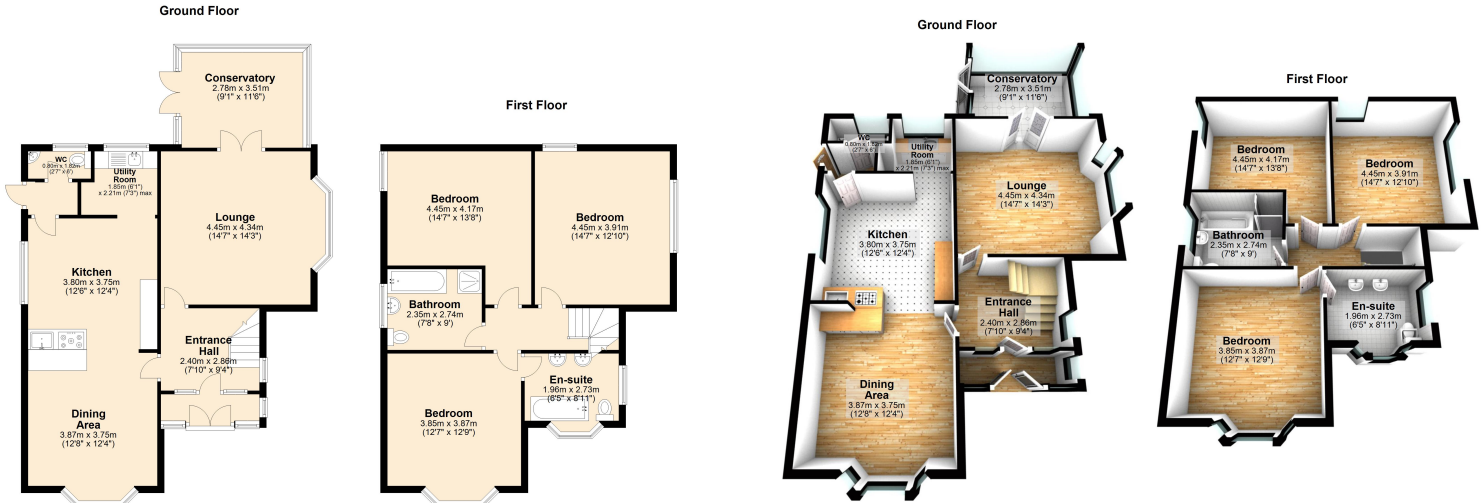
### DOWNSTAIRS TOILET

1.55m x 0.5m (5' 1" x 1' 8") Enjoys a rear uPVC double glazed window, WC and corner sink, tiled splash backs and tiled flooring.

### FIRST FLOOR LANDING



# FLOORPLAN & EPC



Floor plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part any contract or warranty. Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Gainsborough  
 Marshalls Yard, Gainsborough, DN21 2NA  
 01427 339200  
 Gainsborough@paul-fox.com